

151.0

0003

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

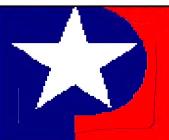
881,700 / 881,700

USE VALUE:

881,700 / 881,700

ASSESSED:

881,700 / 881,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		FOUNTAIN RD, ARLINGTON

OWNERSHIP

Owner 1:	UDICS ROSE M/TRUSTEE	Unit #:	
Owner 2:	ROSE M UDICS TRUST		
Owner 3:			

Street 1: 77 FOUNTAIN RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02476		Type:	

PREVIOUS OWNER

Owner 1:	GOMES JAMES R-ETAL -
Owner 2:	UDICS ROSE M -
Street 1:	77 FOUNTAIN ROAD
Twn/City:	ARLINGTON
St/Prov: MA	Cntry:
Postal: 02476	

NARRATIVE DESCRIPTION

This parcel contains 6,455 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1933, having primarily Wood Shingle Exterior and 2007 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6455		Sq. Ft.	Site		0	80.	0.95	9									490,921						490,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6455.000	390,800		490,900	881,700		100330
Total Card	0.148	390,800		490,900	881,700	Entered Lot Size	GIS Ref
Total Parcel	0.148	390,800		490,900	881,700	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	439.31	/Parcel: 439.3	Land Unit Type:	Insp Date
							04/14/18

Parcel ID 151.0-0003-0013.0

!11872!

PRINT

Date	Time
12/11/20	02:00:14
Last Rev	
Date	Time
03/03/20	09:25:44
	danam
	11872
	ASR Map:
	Fact Dist:
	Reval Dist:
	Year:
	LandReason:
	BldReason:
	CivilDistrict:
	Ratio:

SALES INFORMATION**TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOMES JAMES R-	69810-433		8/22/2017	Convenience		1	No	No	
TYSON PETER H	23243-257		5/28/1993		240,000	No	No	Y	

BUILDING PERMITS**ACTIVITY INFORMATION**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/20/2019	1888	Heat App	7,691	C					4/14/2018	MEAS&NOTICE	HS	Hanne S
6/8/2010	588	Redo Bat	18,390					2ND FLR BATH	12/11/2008	Meas/Inspect	336	PATRIOT
3/25/1997	153	Manual	4,000					STAIRS/WINDOWS/GUT	11/22/1999	Meas/Inspect	263	PATRIOT
									1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 97 - Tudor	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Very Good	A Bath:	Rating:	SINK IN BSMT.				EFP	8	30	8						
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: 8 - Brick Veneer	12%	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:	OtherFix: 2	Rating: Average	10	UAT					
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BEIGE	View / Desir:	Kits: 1	Rating: Good	A Kits:	Rating:	Fpl: 1	Rating: Average	WSFlue:	Rating:	RESIDENTIAL GRID				SFL					
GENERAL INFORMATION				OTHER FEATURES				1st Res Grid	Desc: Line 1	# Units: 1	Other	Upper	Lvl 2	Lvl 1	Lower	FFL					
Grade: C+ - Average (+)	Year Blt: 1933	Eff Yr Blt:	Alt LUC:	Floor:	% Own:	Totals	RMs: 7	BRs: 3	Baths: 1	HB: 1	Totals	RMS: 7	BRs: 3	FL	BMT						
Jurisdct: G12	Fact: .	Const Mod:	Lump Sum Adj:	Name:	Override:	Total:	18.6	1	7	3	18	HST	12	4							
INTERIOR INFORMATION				DEPRECIATION				Exterior:	No Unit	RMS	BRs	FL	FFL	18	4						
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Functional:	Economic:	Special:	Override:	Interior:	1	7	3	BMT	6	4							
Prim Floors: 3 - Hardwood	Sec Floors:	Bsmnt Flr: 12 - Concrete	Subfloor:	Total:	18.6	General:		Additions:				OPP									
Bsmnt Gar: 1	Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S	Const Adj.: 0.98352998	Adj \$ / SQ: 151.153	Other Features: 90000	Grade Factor: 1.10	Kitchen:													
Heat Fuel: 2 - Gas	Heat Type: 5 - Steam	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ: 125.00	Size Adj.: 1.22947025	Adj Total: 480112	LUC Factor: 1.00	Baths:													
# Heat Sys: 1	% Heated: 100	% AC: NO	Solar HW: NO	Const Adj.: 0.98352998	Adj \$ / SQ: 151.153	Depreciation: 89301	Juris. Factor: 1.00	NBHD Inf: 1.00000000	AvRate: 1.00	Before Depr: 166.27	Final Total: 390800	Ind. Val: 215.67	Net Sketched Area: 3,143	Total: 346,467							
% Com Wall	% Sprinkled:	Depreciated Total: 390811					Special Features: 0		Val/Su Net: 124.34												
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:					IMAGE								
SPEC FEATURES/YARD ITEMS				PARCEL ID 151.0-0003-0013.0												AssessPro Patriot Properties, Inc					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
More: N	Total Yard Items:													Total Special Features:							
Total:																					